

In re:
Dalanda Averette
Debtor

Case No. 20-13064-elf
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-2
Date Rcvd: Sep 21, 2021

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 2

The following symbols are used throughout this certificate:

Symbol	Definition
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+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
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Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 23, 2021:

Recip ID	Recipient Name and Address
db	+ Dalanda Averette, 7320 N. 20th Street, Philadelphia, PA 19138-2717
cr	+ NewRez LLC, Robertson, Anschutz, Schneid & Crane LLC, 10700 Abbotts Bridge Road, Suite 170, Duluth, GA 30097-8461

TOTAL: 2

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Sep 23, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 21, 2021 at the address(es) listed below:

Name	Email Address
CHARLES GRIFFIN WOHLRAB	on behalf of Creditor NewRez LLC cwohlab@raslg.com
CHRISTIAN A. DICICCO	on behalf of Debtor Dalanda Averette cdiccco@myphillybankruptcylawyer.com christianadiccco@gmail.com;r57075@notify.bestcase.com
JOSHUA DOMER	on behalf of Creditor CITY OF PHILADELPHIA joshua.domer@phila.gov karena.blaylock@phila.gov
KERI P EBECK	on behalf of Creditor Crescent Bank & Trust kebeck@bernsteinlaw.com jbluemle@bernsteinlaw.com
REBECCA ANN SOLARZ	on behalf of Creditor NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING bkgroup@kmlawgroup.com

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United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq.

on behalf of Trustee WILLIAM C. MILLER Esq. ecfemails@ph13trustee.com, philaecf@gmail.com

WILLIAM C. MILLER, Esq.

ecfemails@ph13trustee.com philaecf@gmail.com

TOTAL: 8

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Dalanda Averette aka Dalanda Ann Averette-
Smith aka Dalanda Smith aka Dalanda Averette Smith
Debtor(s)

CHAPTER 13

NewRez LLC d/b/a Shellpoint Mortgage Servicing
Movant

vs.

NO. 20-13064 ELF

Dalanda Averette aka Dalanda Ann Averette-Smith aka
Dalanda Smith aka Dalanda Averette Smith
Debtor(s)

11 U.S.C. Sections 362

William C. Miller Esq.

Trustee

ORDER

AND NOW, this day of , 2021, upon failure of Debtor(s) and the Trustee to file
and Answer or otherwise plead, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is **GRANTED** and that the
automatic stay under 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 (as applicable) of the
Bankruptcy Code, are **MODIFIED** with respect to the subject premises located at 7320 North 20th Street,
Philadelphia, PA 19138 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its
rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies
including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other
loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of
foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take
any legal action for enforcement of its right to possession of the Property.

Date: 9/21/21



ERIC L. FRANK
UNITED STATES BANKRUPTCY JUDGE